

Voted at Meeting of 6/9/77

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER AND PROPOSED
DISPOSITION OF PARCEL X-52-1 IN THE SOUTH END URBAN
RENEWAL AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Economic Industrial and Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel X-52-1 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the Environment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Economic Industrial and Development Corporation of Boston (EDIC) be and hereby is finally designated as Redeveloper of Parcel X-52-1 in the South End Urban Renewal Area.
2. That it is hereby determined that the Economic Industrial and Development Corporation of Boston possesses the qualifications necessary to develop the land in accordance with the Urban Renewal Plan for the Project Area, and has produced a feasible development plan.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel X-52-1 to the Economic Industrial and Development Corporation of Boston, said documents to be in the Authority's usual form.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

LIMIT

BOSTON CITY HOSPITAL

ST.

BRADSTON ST.

ST.

AVE.

NORTHAMPTON ST.

ST.

X.52.2

SOUTHAMPTON

M.P.W.

BRA. Parcel

X.52-1

295

290

ISLAND ST.

WARD ST.

X.42

ST.

PIKE ST.

FELLOWS

ST.

RANDALL

ST.

Mass. D.P.W.

285

CHADWICK ST.

READING ST.

HAMPDEN ST.

STRIDE RITE

280

YEOMAN ST.

275

E.T.

MEMORANDUM

June 9, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL PLAN MASS.R-56
FINAL DESIGNATION OF REDEVELOPER
PERMISSION TO EXECUTE A LAND DISPOSITION AGREEMENT
APPROVAL OF DEVELOPMENT PLANS AND SPECIFICATIONS
PARCEL X-52-1

Summary: This memorandum requests that the Authority designate the Economic Development and Industrial Corporation of Boston (E.D.I.C.) as redeveloper of Parcel X-52-1 in the South End Urban Renewal Area; requests that the Director be authorized to execute and deliver a Land Disposition Agreement for Parcel X-52-1; and requests approval of Development Plans and Specifications.

On April 17, 1975, the Boston Redevelopment Authority voted to enter into a Cooperation Agreement by and between the Boston Redevelopment Authority, the Economic Development and Industrial Corporation of Boston (a public body formed pursuant to Chapter 121C), the Community Development Corporation of Boston, Inc. (C.D.C.) (a community based non-profit corporation), the Massachusetts Department of Public Works, and the Southwest Corridor Development Coordinator (appointed by the Governor) to coordinate the planning and development of the Southwest Corridor.

Since that time the E.D.I.C. has worked with the Boston C.D.C. and the B.R.A. to establish an industrial development program for South End Parcels X-52 and X-42. These are parcels of Authority-owned land adjacent to the Southwest Corridor, which are proposed to be combined with State D.P.W. and City of Boston land to be developed as the CrossTown Industrial Park (C.T.I.P.).

The E.D.I.C. received tentative designation from the Authority on November 4, 1976, as redeveloper of Parcels X-52, X-42. Plans have progressed to the point that a construction schedule can be established, and a prime industrial tenant selected.

The E.D.I.C. is anxious to begin construction of an industrial facility by September 1, 1977, and has proposed a phased development to make this possible. The entire C.T.I.P. site cannot be assembled until mid-1978, by which time the new CrossTownArterial Street will be well under construction, and streets and utilities within the site can be closed and relocated.

However, a significant portion of the C.T.I.P. site, owned by the Authority, is cleared and ready for construction. This land, B.R.A. Parcel X-52-1, approximately 110,000 square feet (s.f.) in area, when combined with adjacent City of Boston and State D.P.W. land, can provide approximately 124,000 s.f. for a Phase I of the C.T.I.P. This will involve construction of a 60,000 s.f. industrial building to be expanded in Phase II.

Phase II, as now planned, calls for an additional conveyance of 70,000 s.f. of Authority owned land (Parcels X-52-2, X-42) in 1978, which will be combined with further City owned and State D.P.W. to provide an additional 150,000 s.f. of land, permitting a 70,000 s.f. addition to the building for a total plant size of 130,000.

It is, therefore, recommended that the Authority approve final designation of E.D.I.C. for Parcel X-52-1 to implement a summer, 1977 construction start for C.T.I.P., Phase I. The tentative designation of E.D.I.C. of other B.R.A. sites should be continued until developer capability and site availability make ultimate C.T.I.P. development possible.

A land disposition agreement for Parcel X-52-1 will be executed with E.D.I.C. subject to final verification of the redeveloper's financial and management capability to complete proposed construction in accordance with Authority design review and redevelopment controls.

Outline development plans and specifications have been submitted by E.D.I.C. for Authority approval. Final working plans and specifications will soon be completed and will be submitted to the Authority for review and approval as soon as possible.

An appropriate Resolution is attached.

Attachment: